



Eastside Reinvestment Summit 2nd Annual Report

Mayor Julián Castro
and
Councilwoman Ivy R. Taylor





**JULIÁN CASTRO
MAYOR**

February 3, 2012

Dear Friends,

Two years ago, City Councilwoman Ivy Taylor and I launched a series of East Side Reinvestment Summits that revolved around a simple, but powerful idea. If San Antonio is to truly prosper, every part of the city must share in that prosperity and offer its residents a realistic hope for opportunity. The East Side, to put it bluntly, had been overlooked for too many years.

Today, the positive news is that the City and my office remain as committed as ever to realizing lasting change on the East Side. We have succeeded in creating an area that is more investment ready by making neighborhoods safer, aggressively enforcing code compliance ordinances and addressing educational issues so that every child in every neighborhood can get a great education in San Antonio.

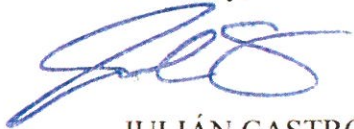
With the help of community partners like the San Antonio Independent School District, the San Antonio Housing Authority and the United Way of San Antonio and Bexar County, we are starting to see the fruits of our labor.

The \$24 million Promise Neighborhood federal grant gives us a powerful tool to impact educational attainment in all of the schools in the Wheatley Middle School feeder pattern to Sam Houston High School. A combination of City investment and United Way leadership at Tynan Early Learning Center is also helping to ensure that a new generation of young people will be prepared to succeed academically by starting school "kindergarten-ready."

Meanwhile, the new military missions and major investments at Fort Sam Houston are creating the inertia for increased economic activity and improved housing choices throughout the East Side. In December, the City — with City Council approval — also forged a new partnership with St. Philip's College to breathe new life into the Good Samaritan Hospital Building by turning it into a Veterans Outreach and Transition Center.

Across the board, the level of collaboration that exists today is breathtaking compared to a few short years ago. We are proud of the progress we have made, but we are by no means finished.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Julián Castro', with a stylized, flowing script.

JULIÁN CASTRO
MAYOR



IVY R. TAYLOR
CITY COUNCIL DISTRICT 2

February 3, 2012

Dear Neighbor,

In 2010, the people of San Antonio's Eastside brought their knowledge and talents together to re-envision their community as a place of educational opportunity, desirable housing and economic prosperity. Together, they joined with the City of San Antonio and numerous private and public partners to reinvest in the neighborhoods and people of the Eastside.

Education, job creation and housing rehabilitation became the focus of City staff and took on an even higher priority in my office. These areas of emphasis, along with crime prevention and code compliance, began to shape the way San Antonio residents see the Eastside.

The progress we've made has been possible because of the hard work of Eastside residents, City staff and the public and private organizations that saw opportunities in east San Antonio. In 2010, participants in the Eastside Reinvestment Summit meetings enabled significant achievements over the last two years and set the framework for future success. Today, we come together not only to look back on what we have accomplished but also to look to the future.

There are many amazing opportunities on the horizon for the Eastside. Every week more houses are refurbished and more streets and sidewalks are repaired; Promise Neighborhood and Choice Neighborhood grants commit even more time and more talents to improving the educational and housing opportunities for children; and San Antonio for Growth on the Eastside (SAGE) continues to bring new jobs and new businesses to our community.

If we expect the vision we established in 2010 to become reality, we should continue to collaborate and to share ideas and opportunities.

Sincerely,

A handwritten signature in blue ink, reading "Ivy R. Taylor". The signature is written in a cursive, flowing style.

IVY R. TAYLOR
CITY COUNCIL DISTRICT 2



SHERYL SCULLEY
CITY MANAGER

February 3, 2012

Dear Community Stakeholders:


As we recognize the second anniversary of the Eastside Reinvestment Summit, I would like to report on progress we have made to improve the City's Eastside neighborhoods and reaffirm the City's commitment to the Eastside. Based on feedback we received at the Eastside Summit in 2010, we focused on "the 4 Cs" – Code Enforcement, Crime, Canines, and Catalytic economic development projects. While our work is far from complete, I am pleased with the results. Overall, our accomplishments illustrate the progress we have made on the goals established at the first Eastside Summit in 2010. Since the first Eastside Summit meeting in February 2010, these are some of the improvements:

- Violent crime has decreased by 22.5% and property crime has decreased by 15.4%.
- A total of 2,676 vacant structures were cleaned or secured and 99 vacant structures were demolished.
- Code Enforcement abated 858,230 square feet of graffiti and responded to 21,994 reactive complaints.
- Animal Care Services provided 1,460 spay and neuter services and 4,966 dogs were impounded.
- Solid Waste Management sponsored 31 recycling outreach events and collected 403 tons of waste from illegal dump piles.
- 1,995 potholes were repaired; 672 traffic sign improvements were made; and 261 base and pavement repairs were made.

A catalytic economic development project is underway with a partnership between the City and the Alamo Community College District. In December, City Council approved this partnership for the Good Samaritan Hospital Building. The City will provide up to \$2 million to acquire and renovate the building and St. Philip's College will operate their Veteran's Outreach and Transition Center from the building. In June 2011, City Council expanded the Inner City Reinvestment/Infill Policy (ICRIP) boundary to include more of the Eastside. This will encourage reinvestment by providing City and San Antonio Water System (SAWS) fee waivers for development projects. Economic development on the Eastside remains a priority and we will continue to work on implementing catalytic economic development projects.

The City of San Antonio remains committed to Eastside redevelopment and continued quality of life improvements on the Eastside. In the coming year, we will continue to work with stakeholders to implement catalytic economic development projects and to expand housing choices on the Eastside. By partnering with residents, business owners, and community leaders, we can continue to achieve the vision established two years ago.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sheryl Sculley", with a long, sweeping flourish extending to the right.

Sheryl Sculley
City Manager

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Eastside Reinvestment Summit

In the winter of 2010 hundreds of San Antonio residents came together to participate in the Eastside Reinvestment Summit. The aim of the summit was to identify ways to drive economic development on the Eastside. Two years later economic development is underway and the building blocks are in place. Jobs have been created, new businesses have opened, and catalytic projects have begun.

The intent of this report is to highlight the development that is taking place around us. Specifically, this report will highlight the work on the 15 catalytic projects identified by Huntley Partners, COSA staff and Eastside residents. The catalytic projects came out of the three summit meetings that were held in January and February of 2010 and were finalized in the Huntley Partners original 2010 report. The catalytic projects address many aspects of enhancing Eastside quality of life ranging from media coverage to school performance to public transportation to specific development projects.

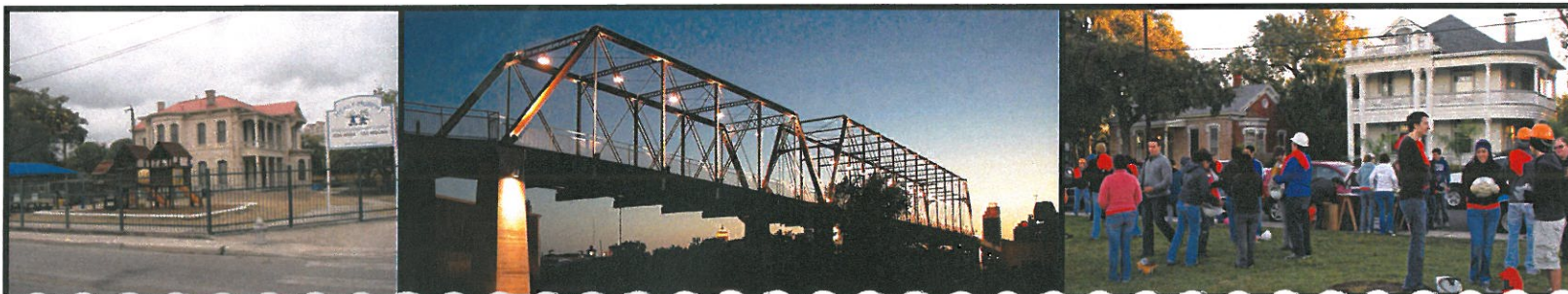
Within the previous two years many new programs have been started by COSA staff to ensure the goals of the summit are being met. These new programs cover areas such as enhanced code enforcement, increased communication between the Police Department and citizens, and an increase in available funding for Eastside businesses.



Eastside Reinvestment Summit

Summit-produced Catalytic Projects List

- 1: Improve the image and media coverage
- 2: Eliminate the negative perception of the Eastside
- 3: Encourage new construction of homes and improve existing housing stock
- 4: Improve and develop existing parks
- 5: Improve the school system and their facilities
- 6: Capitalize on youth in the area
- 7: Build a civilian hospital in the Eastside
- 8: Intensify the City's code-compliance enforcement
- 9: Redevelop the Friedrich Building
- 10: Improve the Mega Warehouse on WW White Road
- 11: Construct a streetcar system along Houston and Commerce Streets
- 12: Create a reinvestment zone around Fort Sam Houston
- 13: Develop Eastside corridors
- 14: Encourage mixed-use development that maintains the Eastside character
- 15: Create a retail development center near the Willow Springs Golf Course

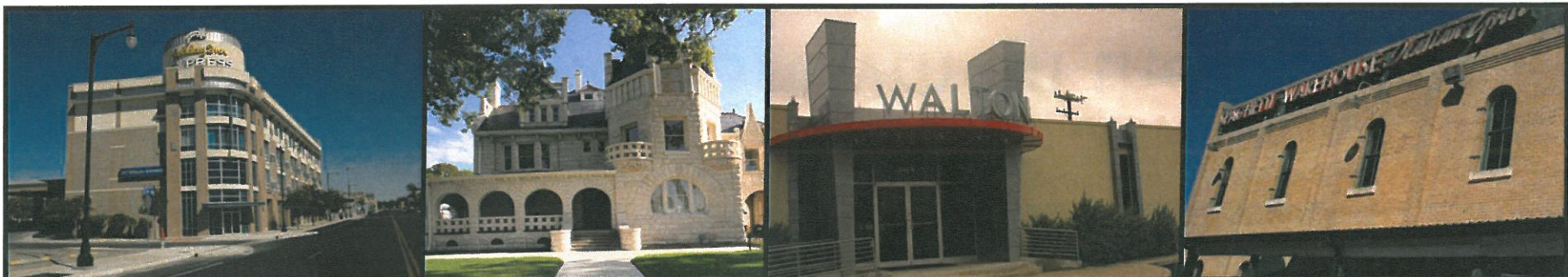


Eastside Reinvestment Summit

The following pages will highlight the work that has been completed in the last two years. The projects in this report will show a variety of developments throughout the Eastside. Some of the projects came about as a direct result of the Eastside Reinvestment Summit and the catalytic projects, while other projects have been initiated by private developers, residents and community organizations. Much of the recent Eastside development and planning could not have taken place without the help of the following organizations:

San Antonio Housing Authority
United Way
St. Philip's College
Eastside Christian Action Group
Merced Housing Texas
Spurs Sports & Entertainment
UTSA College of Architecture

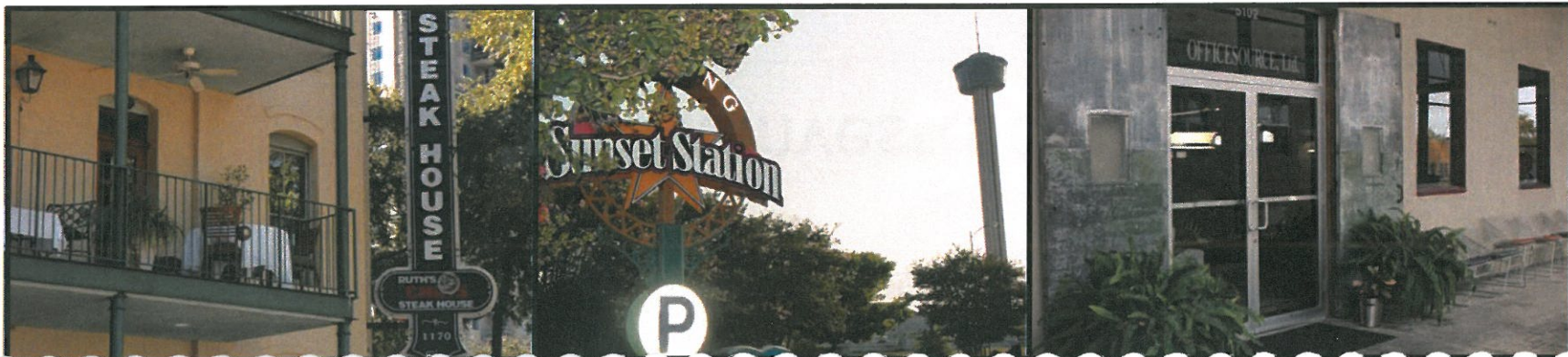
Green Spaces Alliance
San Antonio Water Authority
CPS
SAGE
Home Depot
Bexar County
The Huntley Partners



San Antonio for Growth on the Eastside

San Antonio for Growth on the Eastside (SAGE) is an economic development organization that was formed in 2008 to help Eastside businesses participate in San Antonio's economic growth. The organization's goal is to promote Eastside businesses throughout the city and support existing businesses and help new businesses flourish. SAGE is driven by the desire to promote efficient, sustainable growth, championing small businesses, maintaining and promoting our area's history and culture and providing innovative solutions to Eastside challenges.

SAGE has five areas of focus in order to further their Eastside mission. These areas of focus include expanding the Storefront Grant Program that helps business owners improve their property, building a citywide support system for Eastside economic development projects, identifying and pursuing both public and private economic generation opportunities, building relationships with major employers, and enhancing New Braunfels Street through the New Braunfels Avenue Revitalization program. The Storefront Grant program has already helped 17 business owners improve their properties. These businesses include restaurants, performing arts centers, auto repair shops, flower shops and medical offices.



Development Projects

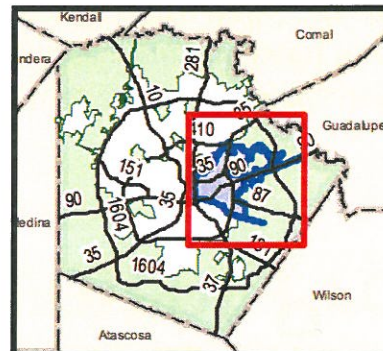
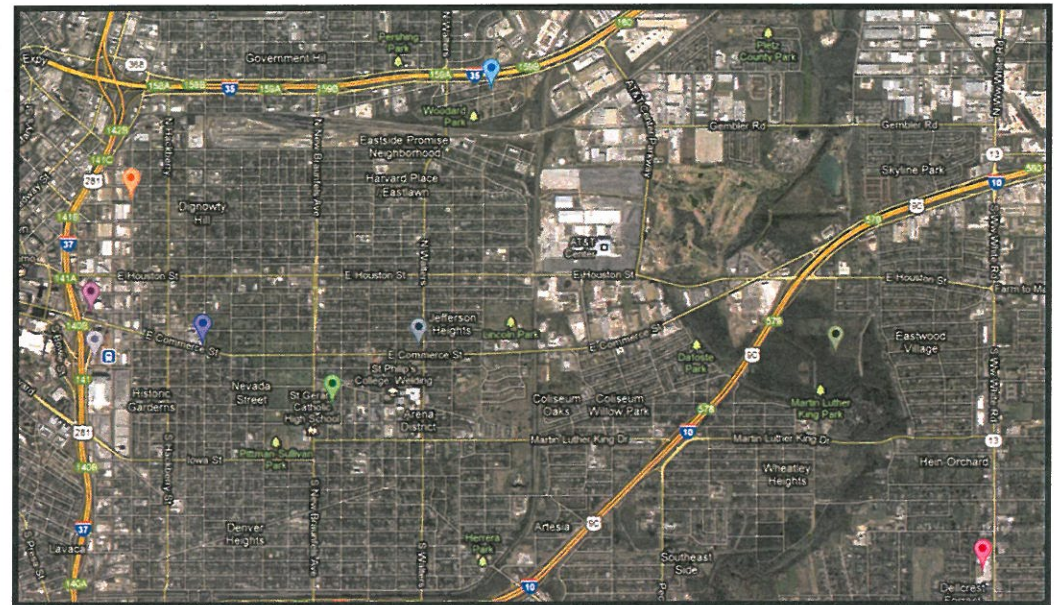
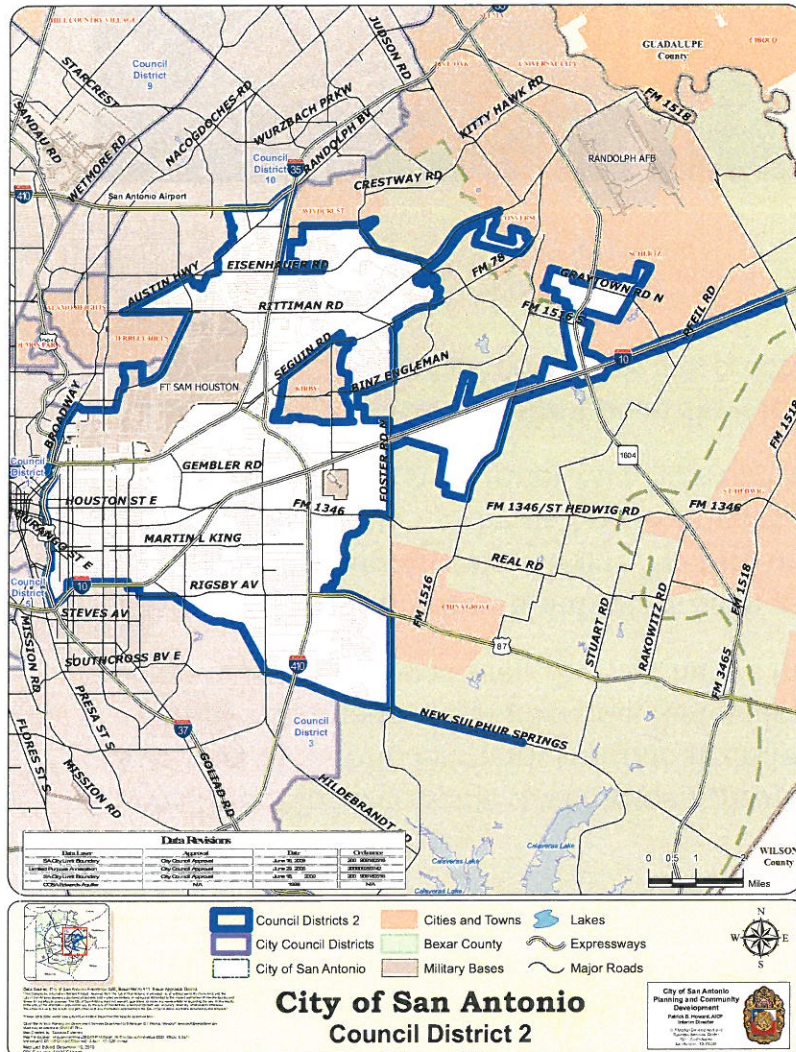
Investment in large-scale development projects was a point of focus in our 2010 Eastside Reinvestment Summit. As a part of that investment, summit attendees made clear the need to redevelop and refurbish existing buildings throughout the Eastside. Redevelopment of these buildings, such as the Good Samaritan Hospital and Mega Warehouse, was seen as a key factor in attracting more jobs and investment to the Eastside.

The refurbishing of these buildings is seen as vital because they provide the opportunity to attract development and enhance economic corridors. The City of San Antonio has contributed many resources through various programs. The City has helped paint houses, clean up vacant lots, repave roads and has also contributed dollars through programs such as Inner City Reinvestment Infill Policy and Tax Increment Refinance Zone.

Although the process has often been slow it has been both steady and focused. Much of the work that has been accomplished in the last two years has created a stronger sense of pride in many Eastside neighborhoods and businesses.

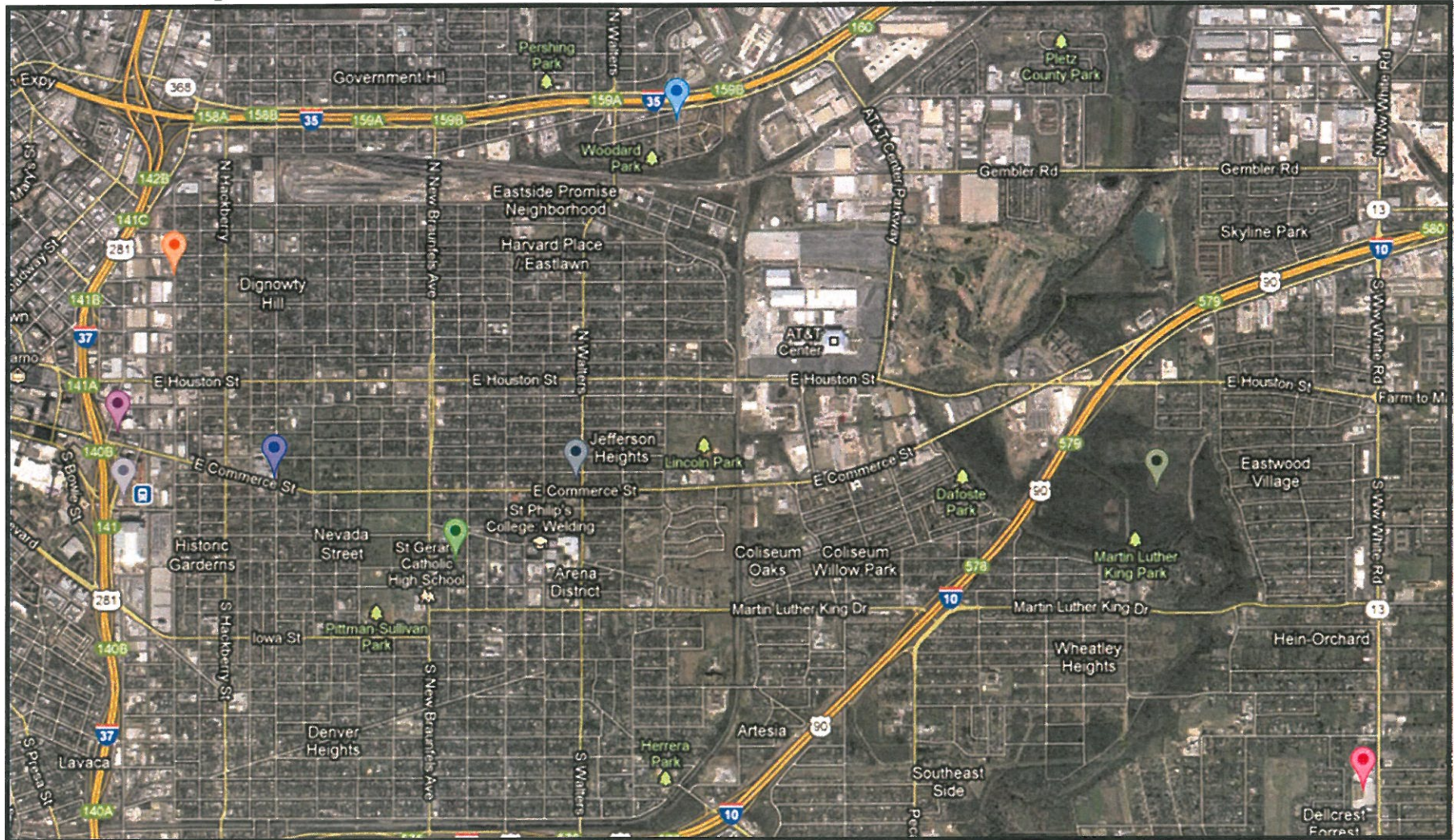











Development Projects - Completed & Planned



- Brewery & Hays Street Bridge
- Oscar Eason Apartments
- Sutton Oaks Apartments
- Ellis Alley
- Wheatley Sports Complex
- Mega Warehouse
- St. Philip's Eye Clinic
- Streetcar/Thompson Transit Center
- Good Samaritan Hospital

Development Projects - Completed & Planned



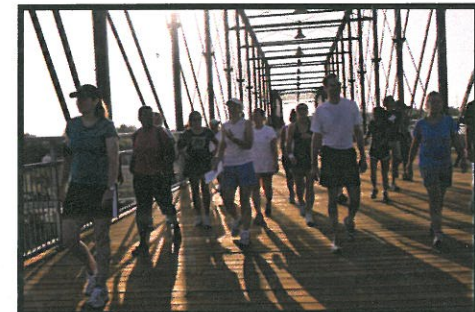
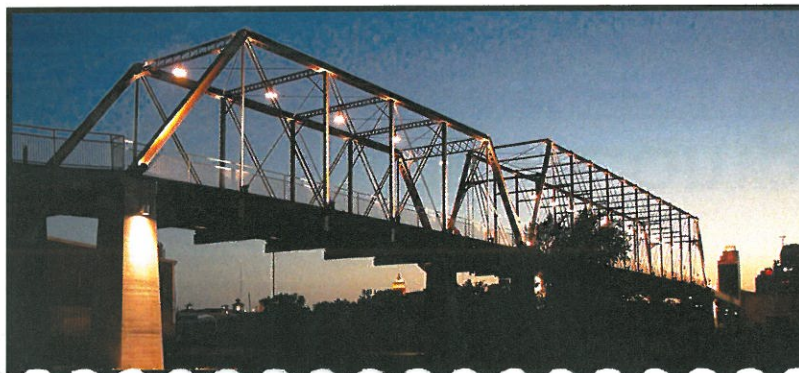
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|--|---|---|---|---|
|  Brewery & Hays Street Bridge |  Sutton Oaks Apartments |  Mega Warehouse |  Ellis Alley |  Streetcar/Thompson Transit Center |
|  Oscar Eason Apartments |  Wheatley Sports Complex |  St. Philip's Eye Clinic |  Good Samaritan Hospital | |

Brewery & Hays St. Bridge

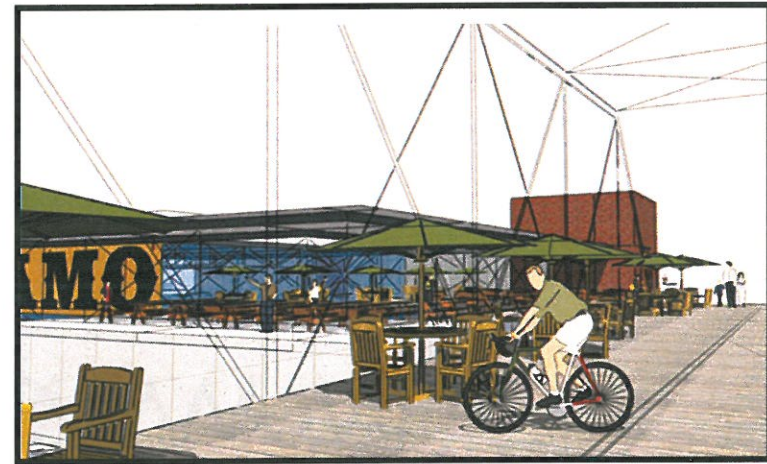
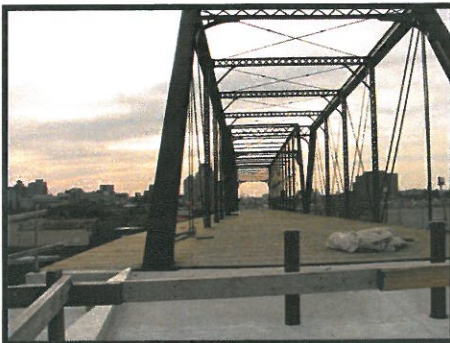
The Hays Street Pedestrian Bridge and Alamo Brewery could turn what was once an industrial wasteland into a hotspot of activity. The Hays Street Bridge attracts people from all over the city with its stunning views of downtown and Fort Sam Houston and the Alamo Brewery could soon add to that activity with a restaurant and linear park.

The Hays Street Bridge Restoration Group, in conjunction with the City of San Antonio, completed the restoration of the Hays Street Bridge in October of 2010 after years of hard work. The group's efforts have brought an attractive and exciting bright spot to an industrial area between Dignowity Hill and downtown. The pedestrian bridge demonstrates the commitment of Eastside residents to improving their community and it is now a city jewel.

Alamo Brewing Company, adding to the success of the Hays Street Bridge and a renewed interest in the Eastside, is in the planning stages of building a brewery and restaurant on a vacant industrial parcel next to the Hays Street Bridge. In addition to attracting tourists to the bridge and the brewery for tours, Alamo Brewery plans to create 40-50 new jobs over the next seven years as the brewery reaches full capacity. Construction of the brewery and restaurant is projected to begin in June of 2012 and could be open to the public in April of 2013.



Brewery & Hays St. Bridge



Mega Warehouse & WW White

W.W. White Road is quickly becoming a shopping and dining destination for people from all areas of San Antonio. Popular restaurants like Big Lou's Pizza, easy access to Loop 410, and proximity to attractions like MLK Park are making W.W. White an increasingly important corridor in east San Antonio. In addition to long-standing businesses like Chatman's Chicken new businesses, such as Inspirational Grounds, continue to open.

Near the heart of this corridor is the Mega Warehouse, a 50,000 square foot building owned by the Bexar County Opportunities Industrialization Center (BCOIC) that has sat vacant for many years. The City of San Antonio has been working with BCOIC to find a way to refurbish the building and add jobs to this expanding corridor. The City is considering providing BCOIC a loan of \$2 million in HUD 108 funds to rehab the building. BCOIC is working to find tenants for the building in order to be able to repay the loan.



Ellis Alley

Once the center of African American life in San Antonio, Ellis Alley is now a largely empty collection of historic buildings. The restoration of these buildings, however, has become a point of pride for Eastside residents. VIA Metropolitan Transit, the City of San Antonio, and the San Antonio Conservation Society have begun making the restoration of the six remaining buildings a reality.

In 1997 VIA acquired control of the Ellis Alley properties, all six buildings and the encompassing 3.24 acres, with the intent of refurbishing the buildings for future commercial use. Following acquisition of the properties, VIA spent \$900,000 to rehabilitate three of the buildings that are now used for passenger information, customer service and a dental office. In 2006 VIA sold a portion of the vacant parcels for development of the 20-story Vidora condo building. Through an interlocal agreement VIA and the City of San Antonio have coordinated to rehabilitate the remaining three buildings and have already installed a B-Cycle bike share station. The future redevelopment will highlight the historical and cultural significance of Ellis Alley and contain a small business incubator for professional and non-profit offices.

